

June 16, 2023  
Merrick Project No. 65120950

Ashley Chasez  
Town of Parker  
Development Review Division  
Town Hall - 20120 East Mainstreet  
Parker, Colorado 80138

**Re: SUB23-006 Compark Village South F1 AMD 3  
Engineering 1<sup>st</sup> Review**

Dear Ms. Chasez:

Merrick & Company has reviewed the comments dated May 9, 2023, regarding the Compark Village South development. The following summarizes Merrick's responses to the comments provided by the Town of Parker Development Review Division.

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### **TRAFFIC AND ROADWAY REVIEW COMMENTS**

The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's Roadway Design and Construction Criteria Manual (RDCCM), as revised, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

### **CONSTRUCTION PLANS – CIVIL**

1. Provide intersection details in conformance with Town standard detail 31 for the west side of Bunny Hop Lane proposed. While a detail meeting the Town standard is not necessary for the eastern access point, please ensure highly detailed information is provided on the grading plan for constructability.  
[Response: Additional spots added to the intersection](#)
2. Please explore potential opportunities to install any utility services proposed within adjacent roadways prior to paving of said roadways if possible.  
[Response: Noted](#)
3. Provide the following note on the Overall Utility Plan:  
"ANY PROPOSED UTILITY CONNECTION WITHIN PUBLIC RIGHT OF WAY ALONG AN EXISTING ROADWAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK."

Employee Owned



5970 Greenwood Plaza Blvd  
Greenwood Village, CO 80111



Tel: +1 303-751-0741



hello@merrick.com  
www.merrick.com

Response: Note added

#### SITE PLAN – CIVIL

1. Provide and identify sight lines in accordance with Town standard detail 24 on the landscaping plans. Please note that this includes identifying all proposed signage and associated sight triangles as shown on sheet 2 of the standard detail as well. Additionally, please note that these must be provided for every intersection and sign which will be impacted by the proposed landscaping, not just those proposed as a part of these improvements.

Response: Sight Triangle lines have been added to the horizontal control plan as requested at all intersections.

2. Provide and identify all existing and proposed storm sewer infrastructure along with any associated easements on the landscaping plans.

Response: All existing and proposed storm sewer infrastructure including associated easements have been identified on the landscape plans.

#### PLAT – CIVIL

1. Provide and identify sight lines in accordance with Town standard detail 24 on the Plat. Provide and identify any necessary sight line easements if the sight lines produced extend outside the public right of way extents.

Response: Sight lines have been added.

2. Provide and identify the necessary drainage easements on the plat.

Response: Drainage easement has been added.

#### PUBLIC IMPROVEMENT COST ESTIMATE

1. Please note that only the proposed improvements within the public right of way extents are required to be secured through the public cost estimate. Please limit all quantities to those improvements. Please also note that any roadway restoration work required to accommodate utility tie ins should be included within said cost estimate as well. A more detailed review of the quantities will be provided once plans near approval.

Response: Improvements outside of the right of way removed from cost estimate.

#### Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, Storm Drainage and Environmental Criteria Manual (SDECM), as revised, February 2014. Additional regulatory and planning documents were utilized in the review and are referenced in the comments where appropriate.

#### CONSTRUCTION PLANS – ENVIRONMENTAL

##### GENERAL COMMENTS

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.



1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.”  
Response: Note added
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.”  
Response: Note added
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON RESIDENTIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”  
Response: Note added
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.”  
Response: Note added
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.”  
Response: Note added
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.” Contact Randy Capra at 303-805-3136 or [rcapra@parkeronline.org](mailto:rcapra@parkeronline.org) for FLS Permit questions.  
Response: Note added
7. Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”  
Response: Callout added
8. Provide and identify inlet protection (IPCOS) for the Inlet located on the north side of the intersection at Raccoon Trail Way and Deertrack Lane.  
Response: IPCOS added to the plan
9. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note, the Town does not allow any permanent slopes steeper than 3:1.  
Response: Slope labels added
10. Please show the 3 pages of the Legend of Keys/Symbols to correspond to the Town’s 27 CBMP Details directly after the Final Erosion Control plan sheet (1<sup>st</sup>). Please show the 4 pages of CBMP General Notes directly after the Legend of Keys/Symbols (2<sup>nd</sup>). Please show the 64 pages of CBMP Details in alphabetical order directly after the CBMP General Notes (3<sup>rd</sup>).  
Response: Symbols added



11. Include silt fence (SF) perimeter controls for the southeast corner of site. Specifically, on the south border of the site, starting at the east corner and going west 150 feet.

Response: Silt fence added

12. Note #4 on the Erosion Control Plan Sheets needs the correct date of October 2013, not February 2005.

Response: Date corrected

#### INITIAL CBMP PLANS

13. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

Response: construction fence added near VTC

#### INTERIM/FINAL CBMP PLANS

14. Add Sidewalk Transition Protection (STP) to all ADA ramps during the Interim Phase.

Response: STP added to all ADA ramps

15. Show Masonry Work Protection (MWP) on the plans in two locations for construction of the buildings.

Response: MWP added to the plan

16. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.

Response: SCL added to the plan

17. Provide and identify inlet protection (IPAN) for the Inlet Not In Pavement located on the far east edge of the site.

Response: IPAN added to the plan

18. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.

Response: DTC added to the plan

19. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.

Response: Callouts added to the plan

#### CONSTRUCTION PLANS – STORMWATER

1. Identify the 100-year floodplain linework on the grading plan as well to show the extents of proposed improvements do in fact fall outside of the floodplain extents.

Response: The 100-year floodplain is not adjacent to the site, it travels from the south to north approaching just southeast of the property boundary where it then travels east. The closest the floodplain boundary approaches is 170-ft from the southeast corner of the property boundary.



2. Please ensure that all drainage easements are clearly labeled as drainage rather than utility to reflect the nomenclature necessary for the plat to match Town standard dedication language.  
[Response: All easements were updated to match the plat](#)
3. Clearly label and identify all proposed swales and their corresponding sections on the grading plan. While the section detail was noted, linework identifying centerline of swale and associated section location noted as missing. Please also ensure that the single section is all that will be needed to construct the full swale extents and provide additional section details if any variation in channel composition is anticipated across the site.  
[Response: Centerline of the swales were added](#)
4. Please consider the use of RCP between 1A Type C and 1 Type C inlet  
[Response: Pipe changed to RCP](#)

### DRAINAGE REPORT

1. Please note while the existing soil type may be primarily Type B soils, it is generally accepted that soils tend to drain more like Type C soils once developed due to fill materials and compaction from equipment. Please consider utilizing Type C soil type in lieu of Type B to provide a more conservative estimate of the anticipated flows.  
[Response: In Section IV.C of the drainage report, Hydrological Criteria, it states that the runoff coefficients used in the hydrological calculations are from Town of Parker Criteria using hydrologic Soil Group C.](#)
2. Provide discussion within the narrative on the compensatory storage values assumed within the master study verse the compensatory storage required for this site. If additional compensatory storage is required, provide analysis identifying how this will be achieved through the necessary pond modifications.  
[Response: Narrative has been added to the report discussing the compensatory storage and the storage required for the site. No additional compensatory storage is required, calculations have been provided and narrative explaining the reasoning.](#)
3. Please verify the 1-hour point rainfall values used. Specifically noted that the 2-year event identified within the hydrology section of the narrative does not match the values provided in Table 5.1 of the SDECM.  
[Response: 1-hour point rainfall updated to 0.99.](#)
4. Reference the MHFD detention calculations for the pond provided with the master report within the hydrology section of the narrative and provide a brief discussion on the anticipated operation (i.e., WQCV detention, 100-year allowable release, etc.) of said facility.  
[Response: The MHFD detention calculations have been added and referenced to the report of the anticipated operation of the existing pond.](#)
5. Reference the major storm allowable ponding depth criteria from SDECM table 2.5 as well in the hydraulic criteria section of the narrative.  
[Response: The allowable ponding depth criteria was added to the narrative.](#)
6. Please revise the variance section of the narrative to state whether variances are required for this project and remove the language regarding Town of Parker allowing variances in appropriate cases as this is only true on a case-by-case basis.  
[Response: Statement revised to say a variance is not required and the Town of Parker does not allow variances.](#)



7. Provide additional discussion in the narrative on channel stability analysis performed for the swales and identify whether armoring is required based on said analysis. If armoring is required, please ensure this is clearly depicted within the construction plans as well.  
**Response:** Additional information was added to the narrative, citing the analysis performed to determine that no armoring is required.
8. Please note that all proposed areas of improvement must receive adequate water quality. Please ensure the language provided in the Water Quality and Maintenance section of the narrative is still up to date as it references release of sub-basin I1 without treatment, but the plans appear to indicate these flows will be routed to an area inlet tributary to the regional detention facility.  
**Response:** This was incorrect. Sub-basin I2 will release without treatment. The narrative was updated.
9. Include discussion on potential impacts to wetlands and threatened and endangered species within the environmental protection section of the narrative.  
**Response:** Included that there will be no impacts to wetlands or species.
10. Provide discussion on any state or federal permitting required for environmental protection within the environmental protection section of the narrative (i.e., CDPHE discharge permit, USACE 404 permitting, etc.).  
**Response:** Discussion added to the report. A CDPHE discharge permit is required which will be provided by the contractor.
11. Provide all referenced information noted to be in progress to be submitted at a later date with the next submittal. Please note that additional comments may follow any additional information being provided.  
**Response:** Table 1 was added to compare flows to existing inlets in the Master Report with the proposed design.
12. Provide a summary table as well alongside the basin distribution exhibit in Appendix A identifying the direct comparison of the assumed area and impervious value to each forebay in comparison to what is currently proposed.  
**Response:**
13. Provide the inlet management tab from the MHFD inlet calculations with all proposed bypass flows appropriately coded with receiving infrastructure for any bypass identified.  
**Response:** MHFD inlet calculations were added to the report with properly coded bypass flows.
14. Please verify all MHFD inlet calculation flow input values and flow rates provided in the narrative of the report. Based on staff review, there appears to be some discrepancy between the two.  
**Response:** Flow values were corrected in the report narrative to match the calculations.
15. Please ensure all MHFD inlet calculations are appropriately coded to reflect the correct maximum allowable ponding depths for both the minor and major storm event. Specifically, the minor event was noted to be coded incorrectly for most of the inlet calculations provided.  
**Response:** Minor event was corrected to a maximum depth of 6" (no curb overtopping).



16. Please consider limiting the master report references within the appendix to only the necessary sheets to show conformance. Additionally, please consider highlighting said sheets for a more streamlined report for future designers to use.

Response: Noted

The submittal is not in general conformance with the Town of Parker's Roadway Design and Construction Criteria Manual and Storm Drainage and Environmental Criteria Manual. The submittal must be revised and re-submitted for review.

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments, please do not hesitate to contact the Engineering Department at (303) 840-9546.00

### **TOWN OF PARKER – FIRE/LIFE SAFETY – RANDALL L. CAPRA**

Narrative: The applicant, Century Communities, is proposing a Final Plat for 33 single family detached lots, park space and open space. The site is located south of the future Belford Avenue west of Chambers.

**Code Reference:** 2021 International Fire Code, 2021 International Building Code, 2020 NEC

### **UNRESOLVED ISSUES/COMMENTS**

The items noted below with a comment number (1, 2 etc.) are items that need to be corrected to show compliance with the applicable codes. Please **provide a written response to this letter indicating where the corrections are made on the plans (cloud the plans as applicable), or acknowledgements are required.** This will speed up the second review process.

1. The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

Response: Noted

2. The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30-ton two axle and 40-ton three axle vehicles. An unimpeded clear width of 20-feet shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require "NO PARKING – FIRE LANE" signage. This signage shall be red on white.

Response: Noted, signage has been provided.

3. See criteria for hydrant spacing below:

- Fire hydrant spacing shall not exceed 500 feet.
- A fire hydrant shall be located at each entry into the site.
- Fire hydrants shall be staggered with regard to layout (alternating between one side of the street for another side of the street where applicable)
- Fire hydrants shall be located at the end of cull-da-sacs (a reduction for spacing is required for dead-end streets).



- Fire hydrants shall be located at corners (in this way, fire personnel do not have to pass a home to catch a hydrant only to have to back track)
- Fire hydrants shall be staggered when placing fire hydrants.

The applicant has done a good job with the hydrant distribution for this project; no specific comments have been made though other than all hydrants required on either side of Deertrack Lane (outside of the current proposal). Requires that the hydrants shaded in gray will need to be installed with the current proposal. This includes the hydrants on the west end of Bunny Hop Lane and the west end of Deertrack Lane, as well.

4. The individual builders shall be made aware that no more than thirty homes can be under construction without having two points of access provided/completed/accepted. This will require that Belford be completed to both Belford and Chambers as well as two access points, split by one half the diagonal of the subdivision be provided before a thirty-first building permit can be issued. This is applicable to not just this filing but is a cumulative number based upon the number of homes and not specific to filing or builder. Apartments count towards this number as well. Address this issue when resubmitting.

Response:

5. The individual builders (this is reiterated) shall be made aware that vertical construction (either down or up) will not be allowed until the following can be met (inspections by Fire Life Safety of the site will be required prior to going vertical): Permanent access is required for all structures; curb, gutter, and first lift of asphalt must be installed.

- All fire hydrants are installed, accepted, and are fully operable - All streets' signs are installed - Addresses are provided/permanently posted for each structure that is to be constructed - Dead-end access roads cannot exceed 150 feet without an approved turn-around.

Response:

6. The applicant shall be aware that storage tanks used for fuel are required to be "permitted" through the building department before being brought out to any construction site. This information shall be disseminated to all construction teams as applicable.

Response:

7. Specific to future applications (beyond spine roads), the applicant shall provide an overall site plan for each filing that shows the proposed street names (once these names have been approved by Douglas County). Please work with Caitlin Zeiler, with Douglas County, with regard to addressing and street names for this site; Caitlin's email is [Caitlin Zeiler czeiler@douglas.co.us](mailto:Caitlin.Zeiler@douglas.co.us). Note – Lot numbers do not constitute "addressing" even as these documents are generally named "address plat".

Response:

## **CORE**

Plat - Sheet 1 of 2

- CORE will require the following language be added to the plat notes.  
No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility



services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

**Response:**

- Add utility access (for the rear lots since there is no side lot utility easements)  
**Response:** Access has been added

## **BASELINE**

### Final Plat - Sheet 1 of 2

- Legal Description: remove "TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO."  
**Response:** Removed.
- Notes, No. 5 – NCS should be 1167328 and comment date should be February 17, 2023.  
**Response:** Revised

### Final Plat - Sheet 2 of 2

- Bearing & Dist.  
**Response:** Revised
- Tract A6?  
**Response:** Revised
- Bearing & Dist.  
**Response:** Revised
- Add Area  
**Response:** Revised
- Doesn't add up.  
**Response:** Revised
- Curve Info  
**Response:** Revised
- Curve Info  
**Response:** Revised
- Line Type



Response: Revised

- Dist.  
Response: Revised
- Curve Info  
Response: Revised
- Curve Info  
Response: Revised
- Dist.  
Response: Revised
- Curve Info  
Response: Revised
- Dist.  
Response: Revised
- Dist.  
Response: Revised
- Not found on plat.  
Response: Revised
- Add length of the monument.  
Response: Revised

Title Commitment:

- Correct legal description to include "TOWN OF PARKER"  
Response: Provided

Plat Cover Sheet:

- Remove extra "TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO"  
Response: Revised
- Update title commitment note.  
Response: Provided
- Uniform and consistent text size and style is best practice.  
Response: Revised
- The blanket drainage easement calls to be over "TRACT A." TRACT A does not appear on the plat other than in the respect of the legal description. Please review as I see Tracts A1 – A5.  
Response: Revised

Plat Sheet 2:

- Multiple spots missing bearing, distance and/or curve information.  
Response: Revised



- Bunny Hop Lane ROW width dimensions don't match.  
[Response: Revised](#)
- A portion of the south line, Tract A2, is an inconsistent linetype.  
[Response: Revised](#)
- MONUMENT LEGEND
  - add monument length to set pins.
  - "Found" monuments are not found on the plat.[Response: Revised](#)

### **PCS GROUP**

Group: FP 1ST 20  
 Type: BUILDING 20  
 Status: ADVISORY COMMENTS  
 Date Submitted: 4/11/2023  
 Date Due: 5/9/2023  
 Date Completed: 4/12/2023  
 Reviewer: Randy Capra  
 Notes: 4/12/2023 1:01:24 PM

All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix) upon application. Model homes cannot be constructed until curb, gutter, first lift of asphalt, fire hydrants and street signage are completed to provide proper emergency access measures. No permanent construction is allowed in the utility easements, window well, counterforts, cantilevers, etc.; Please call for additional information. This will be verified during the building permit application review for each individual lot. All construction plans must meet the most current adopted code ordinances. Please contact our office or visit our website at Building Division | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)) to verify our most current Code Adoptions. Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur. Retaining walls greater than 4' from base of footing or bottom course to top cap requires separate building permits and plans must be stamped by qualified professional engineer. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall. All other amenities such as park structures, pools, lighting, sprinkler clocks, etc.; will require separate commercial permits. Call for further information.

Please ensure all yards open directly to a public way or an unobstructed path of 36 inches is provided. Side yards with basement window wells leading to the front of the property will require a minimum of three-foot clearance from property line to edge of window well.

Please consult with Planning for requirements of basement window wells located in the side yard setbacks or utility easements.

Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.

[Response: Noted](#)



Group: FP 1ST 20  
Type: CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20  
Status: ADVISORY COMMENTS  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 4/11/2023  
Reviewer: Val Endyk  
Notes: 4/11/2023 3:17:15 PM

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-010, Looking Glass F19 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact [LandUseReferral@ccbwwqa.org](mailto:LandUseReferral@ccbwwqa.org). The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

[Response: Noted](#)

4/11/2023 3:22:35 PM

Prior note from the Authority listed a different project.  
Please see the correction below:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB23-006, Compark Village South F1 AMD 3 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

[Response: Noted](#)

If a technical review of the proposed development plan is needed, please contact [LandUseReferral@ccbwwqa.org](mailto:LandUseReferral@ccbwwqa.org). The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

[Response: Noted](#)

Group: FP 1ST 20  
Type: COMPREHENSIVE PLANNING 20  
Status: COMPLETED  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/10/2023



Reviewer: Mary Munekata  
Notes: 5/10/2023 2:32:02 PM

The proposed Compark Village South F1 AMD3 Final Plat does not conflict with the Parker 2035 Master Plan.

Response: Noted

Group: FP 1ST 20  
Type: CONST PLANS - ENVIRONMENTAL  
Status: REVISIONS REQUIRED  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/8/2023  
Reviewer: Robert Seacat  
Notes: 5/8/2023 1:41:30 PM

SUB23-006 - Compark Village South F1 A3 – 1st ENVIRONMENTAL REVIEW, 5-8-23

### **GENERAL COMMENTS**

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.”
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.”
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON RESIDENTIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.”
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.”
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.” Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”
8. Provide and identify inlet protection (IPCOS) for the Inlet located on the north side of the intersection at Raccoon Trail Way and Deertrack Lane.
9. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note, the Town does not allow any permanent slopes steeper than 3:1.
10. Please show the 3 pages of the Legend of Keys/Symbols to correspond to the Town’s 27 CBMP Details directly after the Final Erosion Control plan sheet (1st). Please show the 4 pages of CBMP General Notes directly after the Legend of Keys/Symbols (2nd). Please show



the 64 pages of CBMP Details in alphabetical order directly after the CBMP General Notes (3rd).

11. Include silt fence (SF) perimeter controls for the southeast corner of site. Specifically, on the south border of the site, starting at the east corner and going west 150 feet.
12. Note #4 on the Erosion Control Plan Sheets needs the correct date of October 2013, not February 2005.

Response: Revised

#### INITIAL CBMP PLANS

13. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

Response: Revised

#### INTERIM/FINAL CBMP PLANS

14. Add Sidewalk Transition Protection (STP) to all ADA ramps during the Interim Phase.
15. Show Masonry Work Protection (MWP) on the plans in two locations for construction of the buildings.
16. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
17. Provide and identify inlet protection (IPAN) for the Inlet Not In Pavement located on the far east edge of the site.
18. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.
19. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.

Response: Revised

Group: FP 1ST 20  
Type: DOUGLAS COUNTY ASSESSORS' OFFICE 20  
Status: REVISIONS REQUIRED  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/8/2023  
Reviewer: Marian Woodward  
Notes: 5/8/2023 3:57:51 PM

Please be aware of following comments and concerns:

- The "LAND SUMMARY TABLE" on the plat shows different ownership from the current owner. Deeds will need to be recorded changing ownership per not dedicated on plat.
- Regards,



Mark Rankin

Response: Noted

Group: FP 1ST 20  
Type: DOUGLAS COUNTY PLANNING SERVICES DIVISION 20  
Status: ADVISORY COMMENTS  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/3/2023  
Reviewer: DC Referrals  
Notes: 5/3/2023 11:07:20 AM

Addressing Comments:

The street names and suffixes as shown on the plat are approved and have been reserved for use within this subdivision (BUNNY HOP LANE, DEERTRACK LANE).

Proposed addresses are shown. Proposed addresses are not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.

Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.

Response: Noted

Group: FP 1ST 20  
Type: FIRE LIFE SAFETY 20  
Status: REVISIONS REQUIRED  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 4/12/2023  
Reviewer: Randy Capra  
Notes: 4/12/2023 1:00:20 PM

See response letter, provide a written response either noting, acknowledging, or addressing the issue specifically when responding.

Response: Written responses are provided on Fire/Life Safety portion of letter.

Group: FP 1ST 20  
Type: IREA 20  
Status: REVISIONS REQUIRED  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/9/2023  
Reviewer: Brooks Kaufman  
Notes: 5/9/2023 7:17:47 AM

CORE will require utility access to be added as use in Tract A-5. In addition, require the following language be added to the plat notes.



No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

Response: Noted

Group: FP 1ST 20  
Type: PUBLIC SERVICE COMPANY OF COLORADO 20  
Status: REVISIONS REQUIRED  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/4/2023  
Reviewer: Donna George  
Notes: 5/4/2023 1:19:39 PM

Please see attached

Response: Written response(s) are provided on Xcel Energy portion of letter.

Group: FP 1ST 20  
Type: TRAFFIC IMPACT STUDY - CIVIL  
Status: NO COMMENT  
Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/8/2023  
Reviewer: Michael Walton  
Notes: 5/8/2023 3:30:58 PM

Traffic impact study previously approved as part of the master development application. Please see preliminary plan review.

Response: Noted

Group: FP 1ST 20  
Type: URBAN DRAINAGE AND FLOOD CONTROL 20  
Status: NO COMMENT



Date Submitted: 4/11/2023  
Date Due: 5/9/2023  
Date Completed: 5/10/2023  
Reviewer: UDFCD  
Notes: 5/10/2023 1:50:13 PM

We have no comments on the referenced project but appreciate the opportunity to work on this referral with you.

**Response: Thank you. No response necessary.**

### **XCEL ENERGY – DONNA GEORGE, RIGHT OF WAY AND PERMITS**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Compark Village South F1 A3 and requests 10-foot-wide utility easements are dedicated within Lots 1-23 along Deertrack Lane, as is typical within all other lots within this development.

The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

**Response: Noted**

We hope we have adequately addressed your comments. If you have any questions, or need further clarification concerning the resubmitted plans, please don't hesitate to give me a call at 303-353-3695.

Respectfully submitted,  
**MERRICK & COMPANY**

Kristofer K. Wiest, PE  
Project Manager

